

971 BAKER AVENUE

RARE INDUSTRIAL REDEVELOPMENT OPPORTUNITY
OVER **9 ACRES** OF UNDEVELOPED LAND

971 BAKER AVENUE, JACKSONVILLE, FL 32209



**Downtown
Jacksonville | ±2 Miles**

**SUBJECT
PROPERTY**

**CSX Transportation
Jacksonville Terminal**

NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.

Marcus & Millichap

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EXECUTIVE SUMMARY

Rare Industrial Redevelopment Opportunity



Over 9 Acres of Undeveloped Land Minutes from Downtown Jacksonville



Industrial Heavy (IH) Zoning Allows for a Multitude of Uses (pg. 7)



Currently Used as a Construction and Demolition Debris Recycling Facility

Property Highlights

- ▶ ±16,150 SF Metal Building with a 34' Roof Line
- ▶ Brand New Metal Roof Added in 2021
- ▶ ±1,479 Feet of CSX Railroad Frontage
- ▶ Property Features Two Flowing Water Wells

Strong Real Estate Fundamentals

- ▶ Strong Population Density of Approximately **174,000 People within a 5-Mile Radius**; 295,000 Daytime Population
- ▶ Subject Property is Located approximately **3 Miles from Downtown Jacksonville; nearby Interstate 10 & Interstate 95**
- ▶ **Close Proximity to Major Industrial Tenants** - Michelin, Coca-Cola Bottling, AAA Cooper Transportation, Lineage Logistics, WestRock, YRC Freight, Centurion Logistics, Sysco Foods International, Copart, Norfolk Southern Railroad, Southeastern Freight Lines, and more



FINANCIAL ANALYSIS

Offering Summary

Property Name	AAAction Recycling
Property Address	971 Baker Avenue Jacksonville, FL 32209
Assessor's Parcel Number	077471-0000
Year Built	1960
Gross Leasable Area (GLA)	±16,150 Square Feet
Lot Size	±9.16 Acres (±398,842 Square Feet)

Pricing

Price	\$5,250,000
Price Per Square Foot	\$325.08

Lease Information

Initial Lease Term	6 Months
Lease Commencement Date	Close of Escrow
Lease Expiration Date	6 Months Afer COE
Monthly Lease Rate	\$20,000
Lease Type	Absolute NNN
Increases	None
Options	None



EXECUTIVE SUMMARY

Aerial Photo

Jacksonville Int. Aiport (JAX)
| ±10 Miles



Gateway Town Center | ±39 Stores



Brentwood Golf Course

Jacksonville Amtrak Station



REVLON
Distribution Center

CSX Transportation,
Jacksonville Terminal



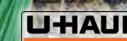
**SUBJECT
PROPERTY**

City of Jacksonville
Fleet Management

TIAA Bank Field

Museum Of
Contemporary Art

Beaver Street
±18,700 Cars Per Day



St. Johns River



Demographics - 5-Mile Radius
Population: ±174,382
Households: ±72,182
Avg. HH Income: \$58,115

Downtown Jacksonville
±2 Miles



Downtown
Jacksonville | ±2 Miles



TIAA Bank Field

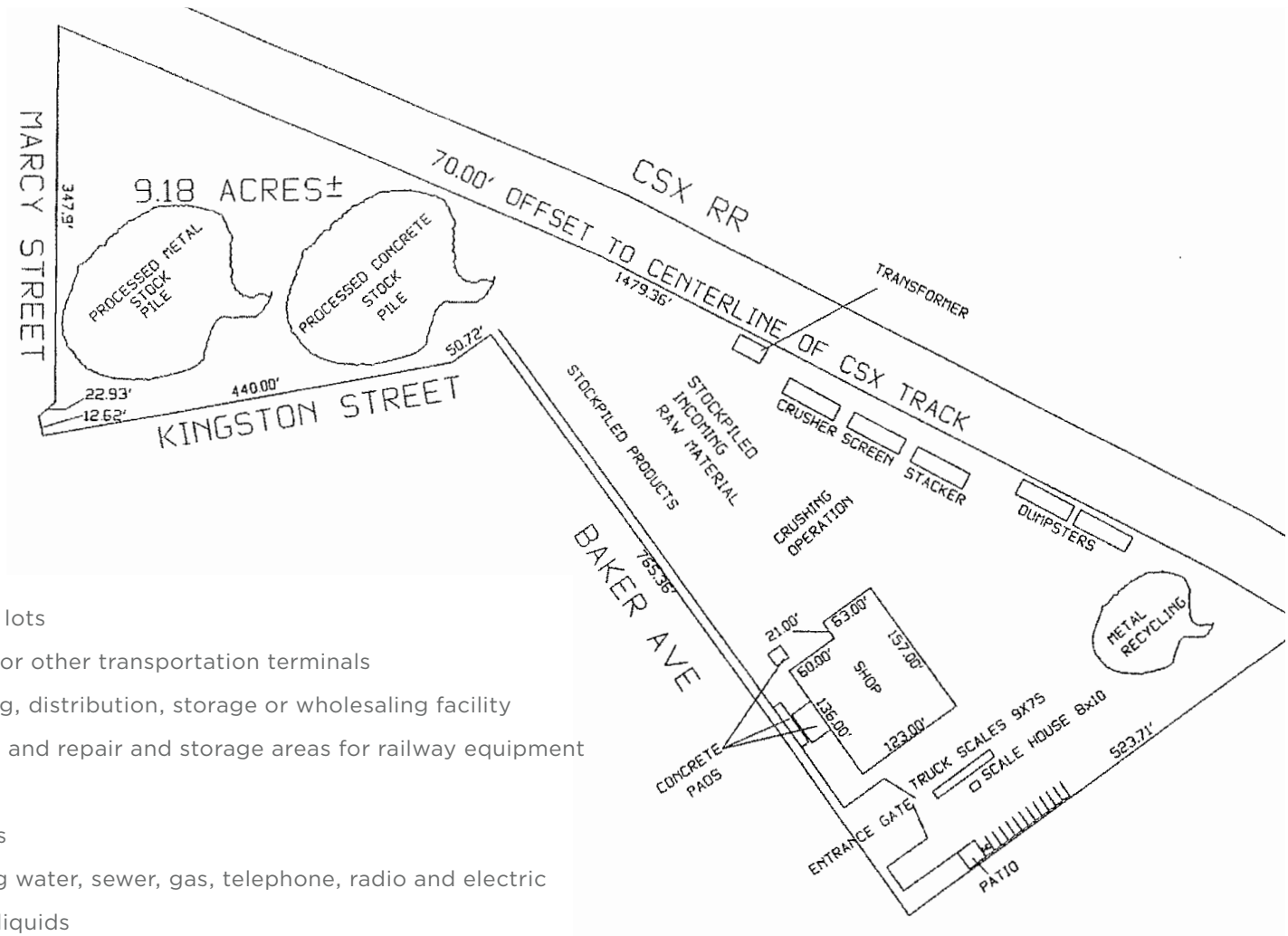
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MARKET OVERVIEW

Site Plan



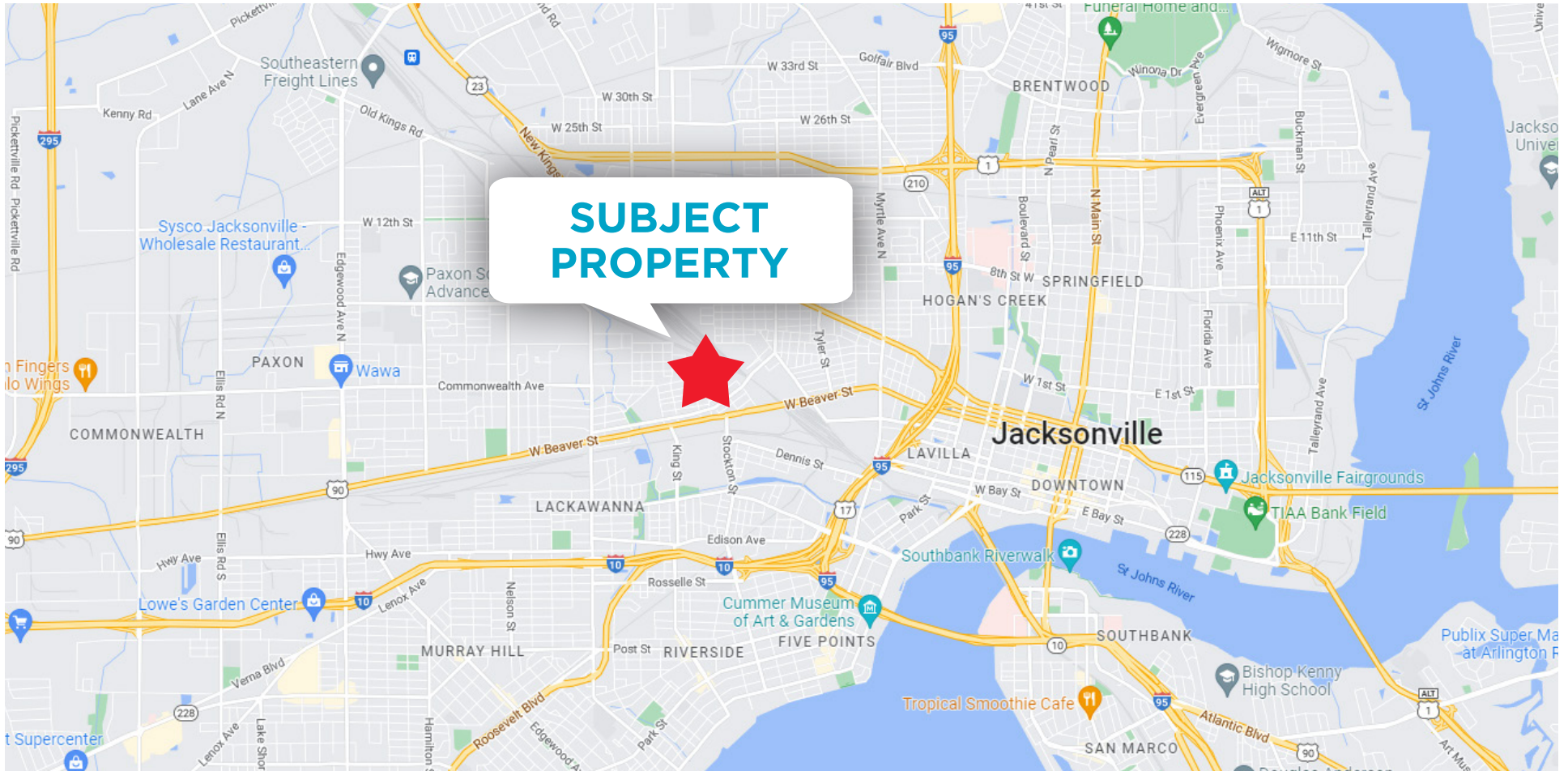
Permitted Uses

- 1 Outdoor storage yards and lots
- 2 Freight, trucking, shipping or other transportation terminals
- 3 An industrial, manufacturing, distribution, storage or wholesaling facility
- 4 Railroad switching facilities and repair and storage areas for railway equipment
- 5 Recycling facilities
- 6 Automobile service stations
- 7 Essential services, including water, sewer, gas, telephone, radio and electric
- 8 Bulk storage of flammable liquids
- 9 Trade and technical training facilities
- 10 Retail sale of heavy machinery and equipment
- 11 All types of professional and business offices

*See broker for more details and additional permitted uses

MARKET OVERVIEW

Regional Map



±2 MILES

FROM DOWNTOWN
JACKSONVILLE



±10 MILES

JACKSONVILLE INT. AIRPORT
(JAX)



±0.5 MILE

CSX TRANSPORTATION,
JACKSONVILLE STATION



±18,700

CARS PER DAY ON
BEAVER STREET

MARKET OVERVIEW

The City Of Jacksonville, FL

Jacksonville, FL is the largest city in Florida and fifth-largest in the United States with a total land area of 875 square miles. Founded in 1832, the city has a current population of 936,811 residents.



The city is located in northeastern Florida, where the St. John's River meets the Atlantic Ocean. The Port of Jacksonville (JAXPORT) is an international trade seaport on the St. Johns River.

The newest port in the United States, it carries over 21 million tons of cargo each year and has an annual impact of over \$19 billion, including 65,000 jobs. It serves the Greater Jacksonville Metropolitan Area, and is the second largest handler of vehicles in the United States. Jaxport was the 36th largest port in the country and third in Florida, behind the Port of Tampa and Port Everglades.

The Jacksonville MSA consists of five counties: Duval, Clay, St. Johns, Nassau and Baker, which have a total estimated population of 1,482,722.

The consolidated city of Jacksonville is the most populated city in Florida based on the 2010 Census. It is anticipated that the city's population will grow significantly over the next few years reflecting the general economic recovery, in-migration of businesses and growth of the port due to increased local economic activity.

City Highlights

- ▶ Beaches Town Center - Located in the heart of Neptune Beach and Atlantic Beach, Beaches Town Center offers many boutiques, fitness centers, restaurants and two oceanfront hotels in close proximity.
- ▶ Jacksonville Zoo & Gardens - A 3-acre park and the only zoo in Florida's northeast. With over 2000 animals and 1000 plants, Jacksonville Zoo and Gardens is 1 of only 7 zoos in the United States with an animal wellness team.
- ▶ St. Johns River - The longest river in the U.S. state of Florida and its most significant one for commercial and recreational use. At 310 miles long, it flows north and winds through or borders twelve counties.
- ▶ Downtown Jacksonville - Jacksonville's main business district, is a riverside area known for the Jacksonville Landing shopping and dining complex. Events venues include the Times-Union Center for the Performing Arts, which stages symphony concerts, and EverBank Field, home to the Jacksonville Jaguars NFL team



Jacksonville Zoo & Gardens



St. Johns River



Beaches Town Center

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2026 Population	10,010	90,558	175,746
2021 Population	10,087	89,707	174,382
2010 Population	9,818	85,268	166,001
2000 Population	11,698	92,991	179,214

Households	1-Mile	3-Miles	5-Miles
2026 Households	3,974	37,853	73,474
2021 Households	3,961	37,027	72,182
2010 Households	3,814	34,708	68,177
2000 Households	4,308	37,066	71,885
2026 Owner Occupied Housing	43.8%	38.1%	45.2%
2026 Rent Occupied Housing	56.2%	61.9%	54.8%
2021 Owner Occupied Housing	44.3%	38.9%	45.8%
2021 Renter Occupied Housing	55.8%	61.1%	54.2%
2010 Owner Occupied Housing	50.5%	46.3%	52.9%
2010 Renter Occupied Housing	49.5%	53.7%	47.2%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	30.3%	25.8%	22.4%
\$ 15,000 - \$24,999	17.2%	15.3%	14.0%
\$ 25,000 - \$34,999	12.3%	11.8%	12.0%
\$ 35,000 - \$49,999	15.2%	13.7%	14.2%
\$ 50,000 - \$74,999	15.8%	14.8%	16.5%
\$ 75,000 - \$99,999	4.0%	7.1%	8.1%
\$100,000 - \$124,999	2.6%	4.3%	4.8%
\$125,000 - \$149,999	1.1%	2.2%	2.5%
\$150,000 - \$200,000	0.3%	2.2%	2.3%
\$200,000 to \$249,999	0.7%	1.1%	1.2%
\$250,000 +	0.6%	1.8%	2.1%
2021 Median Household Income	\$26,543	\$32,202	\$36,740
2021 Average Household Income	\$37,789	\$53,123	\$58,115



\$58,115

2021 AVERAGE HOUSEHOLD INCOME
(5-Mile Radius)



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